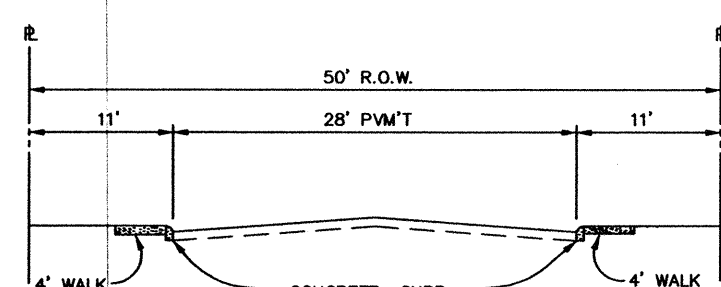
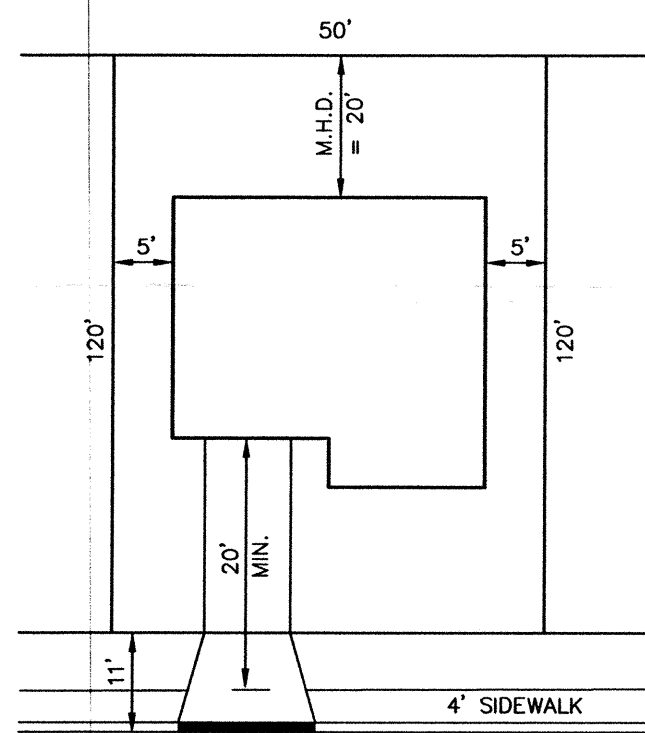


LOCATION MAP
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE



TYPICAL LOT
NOT TO SCALE

- 127 RESIDENTIAL UNITS
- TOTAL ACREAGE 21.46 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

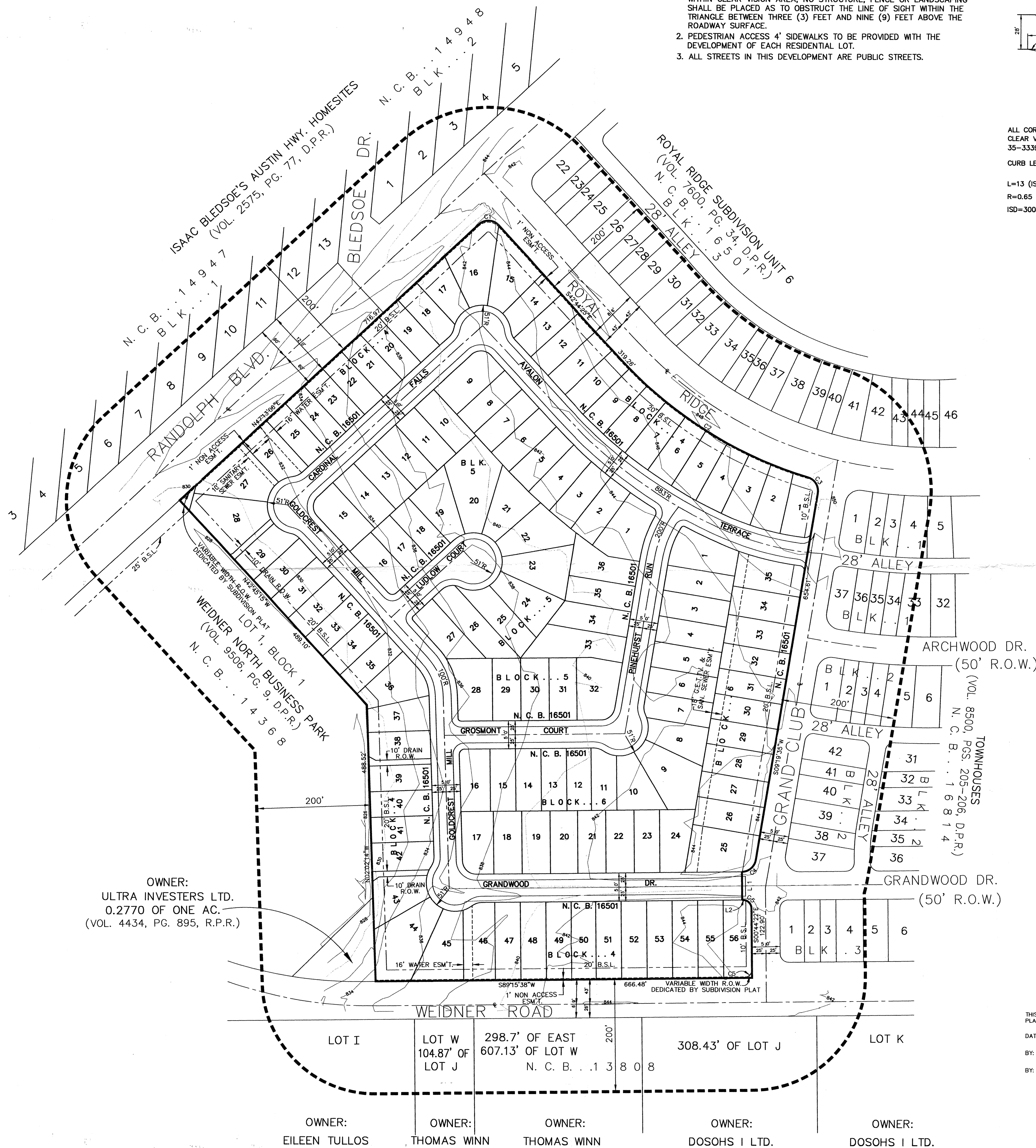
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT = (P-1) R-6
MAXIMUM DENSITY ALLOWED = 7 UNITS PER ACRE
PROPOSED DENSITY (127 UNITS/21.46 AC.) = 5.92 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE = 35%
PROPOSED PERCENTAGE OF OPEN SPACE = 50%

2.50 ACRES STREET PAVEMENT/ISLANDS & CONC. DRAINS
0.93 ACRES DRIVEWAYS (16' X 20')
+ 7.29 ACRES HOUSE SLABS, TYPICAL 2,500 SF (INCLUDES GARAGE)
10.72 ACRES OCCUPIED SPACE

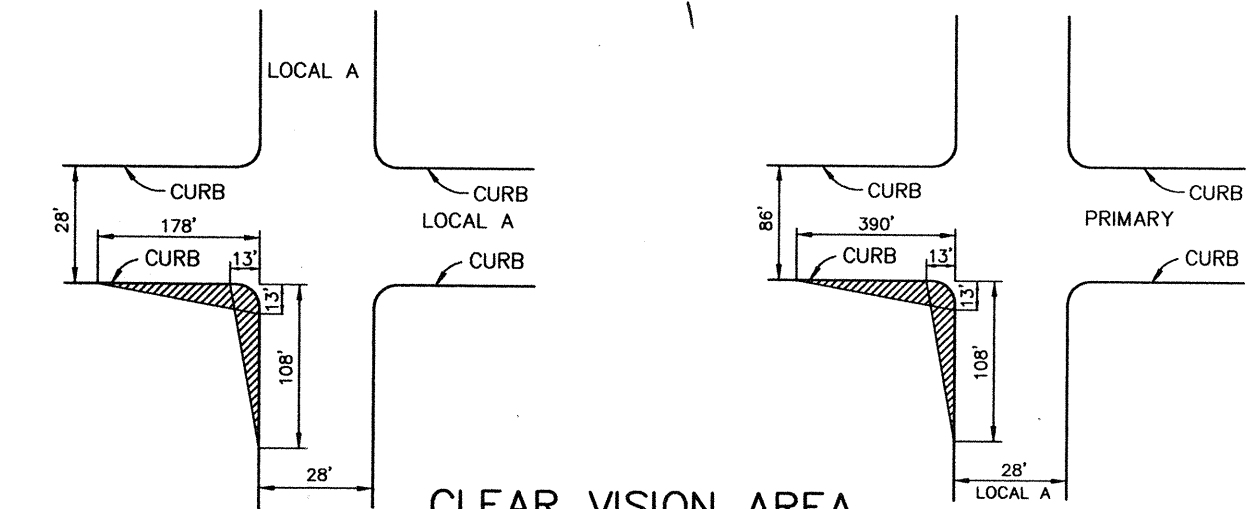
21.46 ACRES TOTAL AREA
- 10.72 ACRES OCCUPIED SPACE
10.74 ACRES OPEN SPACE

10.74 / 21.46 = 0.50 OPEN SPACE RATIO
0.50 x 100 = 50% PERCENTAGE OF OPEN SPACE



NOTES:

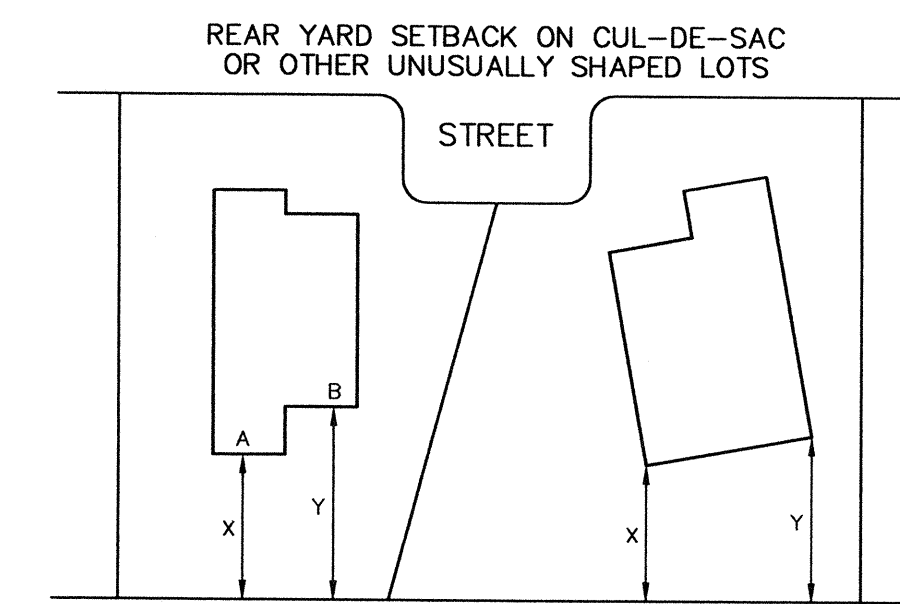
- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS IN THIS DEVELOPMENT ARE PUBLIC STREETS.



CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
 $L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 178 \text{ FT.}$
ISD=300 FT. W=30 FT. $K_A=7$ $K_D=2$

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A
 $L = 13 \text{ (ISD)} / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$
 $R = 0.65 \text{ (ISD)} - (W/2 + K_D) = 390 \text{ FT.}$
ISD(1)=300 FT. W=30 FT. $K_A=7$ $K_D=2$
ISD(2)=625 FT.



MEAN HORIZONTAL DISTANCE



1 inch = 100 ft.

LINE	BEARING	LENGTH
L1	S00°44'22"E	50.00'
L2	N89°05'29"E	1.32'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°02'30"	25.00'	25.02'	39.29'	35.37'
C2	30°51'47"	743.00'	202.77'	395.90'	391.24'
C3	82°35'47"	25.00'	21.96'	36.04'	33.00'
C4	79°56'03"	25.00'	20.95'	34.88'	32.12'
C5	90°00'00"	15.00'	15.00'	23.56'	21.21'

#03-015

THIS PLAT OF ROYAL RIDGE G.V.H. P.U.D. PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS DAY OF A.D.
BY: *[Signature]* 1-19-09
BY: *[Signature]* 1-19-09

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

"A PLANNED UNIT DEVELOPMENT"
P.U.D. PLAN
for
ROYAL RIDGE G.V.H. SUBDIVISION
BEING 21.46 ACRES OUT OF N.C.B. 13783,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:

JOB NO. 035247132.0030

FILE: _____

DATE: 07/18/02

DESIGN: P.D.L.

DRAWN: P.D.L./D.A.S.

CHECKED: _____

SHEET 1 of 1

#03-015



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Lee Wright

DATE: January 14, 2004

Address: 6800 Park Ten Blvd.
San Antonio, Texas 78213

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-015

Name: Royal Ridge GVH

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7873